

United States Department of the Interior
National Park Service**National Register of Historic Places
Registration Form****1. Name of Property**historic name Halsey, Egbert W., Cottageother names/site number Halsey-Rode House, Halsey House**2. Location**street & number 126 East Washington [N/A] not for publicationcity or town Kirkwood [N/A] vicinitystate Missouri code MO county St. Louis code 189 zip code 63122**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)


Signature of certifying official/Title Claire F. Blackwell/Deputy SHPODate 12 August 02Missouri Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.

(See continuation sheet for additional comments [].)

Signature of certifying official/Title_____
Date_____
State or Federal agency and bureau**4. National Park Service Certification**

I hereby certify that the property is:

[] entered in the National Register.

See continuation sheet [].

[] determined eligible for the
National Register.

See continuation sheet [].

[] determined not eligible for the
National Register.[] removed from the National
Register.[] other, (explain:)

Signature of the Keeper

Date of Action

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St. Louis County, Missouri
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5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property		
		Contributing	Non-contributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	0	Total

Name of related multiple property listing.

Historic Resources of Kirkwood, Missouri

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Functions

DOMESTIC/ single dwelling

Current Functions

COMMERCE/ business

7. Description

Architectural Classification

Other/ Folk Victorian

Materials

foundation Stone
 walls Weatherboard
 roof Asphalt
 other Wood

Narrative Description See continuation sheet [x].

See continuation sheet []

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8. Statement of Significance

Applicable National Register Criteria

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Areas of Significance

Architecture

Period of Significance

ca. 1864

Significant Dates

ca. 1864

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government

☐ University

☐ Other:

Name of repository:

Kirkwood Planning and Development Department

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10. Geographical Data

Acreeage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	726050	4273640			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title See Continuation Sheet
 organization _____ date _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Young Mens Christian Association
 street & number 1528 Locust telephone _____
 city or town St. Louis state MO zip code 6310

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**National Register of Historic Places
Continuation Sheet**

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**Halsey, Egbert W., Cottage
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

Summary: The Egbert W. Halsey Cottage is located at 126 E. Washington in Kirkwood, St. Louis County, Missouri. Constructed ca. 1864, it is an intact example of Property Type D. Nineteenth Century Vernacular, Subtype: Folk Victorian. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri." This modest dwelling exhibits several characteristics common to that property type. It is a one-story frame cottage with a side gabled roof and a center bay front porch. As is typical for the Folk Victorian Subtype, the front porch is ornamented with Victorian style architectural elements. The bargeboards along the porch roof and the brackets of the porch posts all have elaborate wooden trim which has a vaguely Gothic motif. The porch brackets feature a trefoil pattern. A large oculus window is set into the front gable end of the porch. The house is highly intact; the narrow wooden weatherboards, five panel front door, and two-over-two wood windows are all early or original. The building sits close to the sidewalk on a relatively small lot, facing north onto East Washington. A small frame addition on the back of the house is the only exterior alteration of note, and the house today looks much as it did a century ago. It retains a high degree of integrity of design, materials, workmanship, feeling, and location.

ELABORATION: The Egbert W. Halsey Cottage for many years shared a larger lot with another small house on Washington and a larger house on Adams. That property was subdivided in 1903, and this is the only one of the three original buildings to have survived. The small lot it occupies today has been approximately this size since before 1926, when it was recorded by the Sanborn Fire Insurance Company. Surrounding properties are commercial or educational, and modern.

The side gable, one-story house has a symmetrical facade, which is three bays wide. The central bay is defined by a nearly square front porch which is sheltered by a small cross gable. The porch is supported by two square wood columns, and matching pilasters run along the wall on either side of the front entry door. The ornamental features of the front porch are the most notable embellishment used on the house. The porch posts and pilasters each have cross brackets embellished with sawn decorations which form a trefoil pattern, and a delicate sawn frieze along the front edge of the porch. (See photo 5.) In addition, the front gable roof of the porch has jigsawed decorative bargeboards, and a wood pendant at the peak. A circle window with a flat, wood decorative surround is in the gable end of the cross gable which forms the porch roof. The window has stained glass panels. The only other notable ornamentation used on the exterior of the house is found around the windows of the gable ends, which are surrounded by flat trim which is cut into an ornamental profile. (See photo 2.)

There is a projecting bay on the west side elevation, it has a flat roof and board and batten siding. The windows here, as well as ones in the attic level of the gable ends, are tall, narrow, one-over-one, double-hung wood sash. Elsewhere, the windows are two-over-two, double-hung wood sash, many with louvered shutters. The windows on the front (north) elevation have simple narrow wood surrounds. The wooden front door has five panels, and is topped by a single-light transom.

There is a shed-roof rear addition on the southwest half of the rear elevation of uncertain

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construction date (sometime prior to 1921), which originally served as a storage shed. Board and batten siding was applied to the rear of this addition in 1981, as well as to the remaining rear elevation of the original portion of the house. Board and batten siding also covers the gable ends of the attic level. The remainder of the house has narrow wood clapboard siding which is early or original. There are two entry doors on the rear – one on the east elevation of the addition, and one on the south elevation of the original house. The door on the south wall is topped by a small transom.

The interior of the house, which is now used for offices, remains largely intact. The front door opens to a very narrow central hall, which has openings to the side rooms and the back of the house. (See photo 6.) The front door has plain flat trim, with flat pedimented lintel pieces above. Other door and window openings in the house have similar trim; a few also have slightly more elaborate lintel pieces, which feature a strip of peaked molding along their top edges.

The house sits close to the street. There is a paved drive on the east side of the house, which leads to parking in the rear, and much of this lot is covered by paved parking. There are a few large deciduous and evergreen trees in the rear yard. The western property line is demarcated by a low stone retaining wall with chain link fence on top, belonging to the adjacent property.

The Halsey cottage is one of the oldest houses of any type in the original part of town, and a rare intact example of the Folk Victorian subtype in the core of Kirkwood. It is a notably early house which exhibits a high level of integrity, inside and out. △

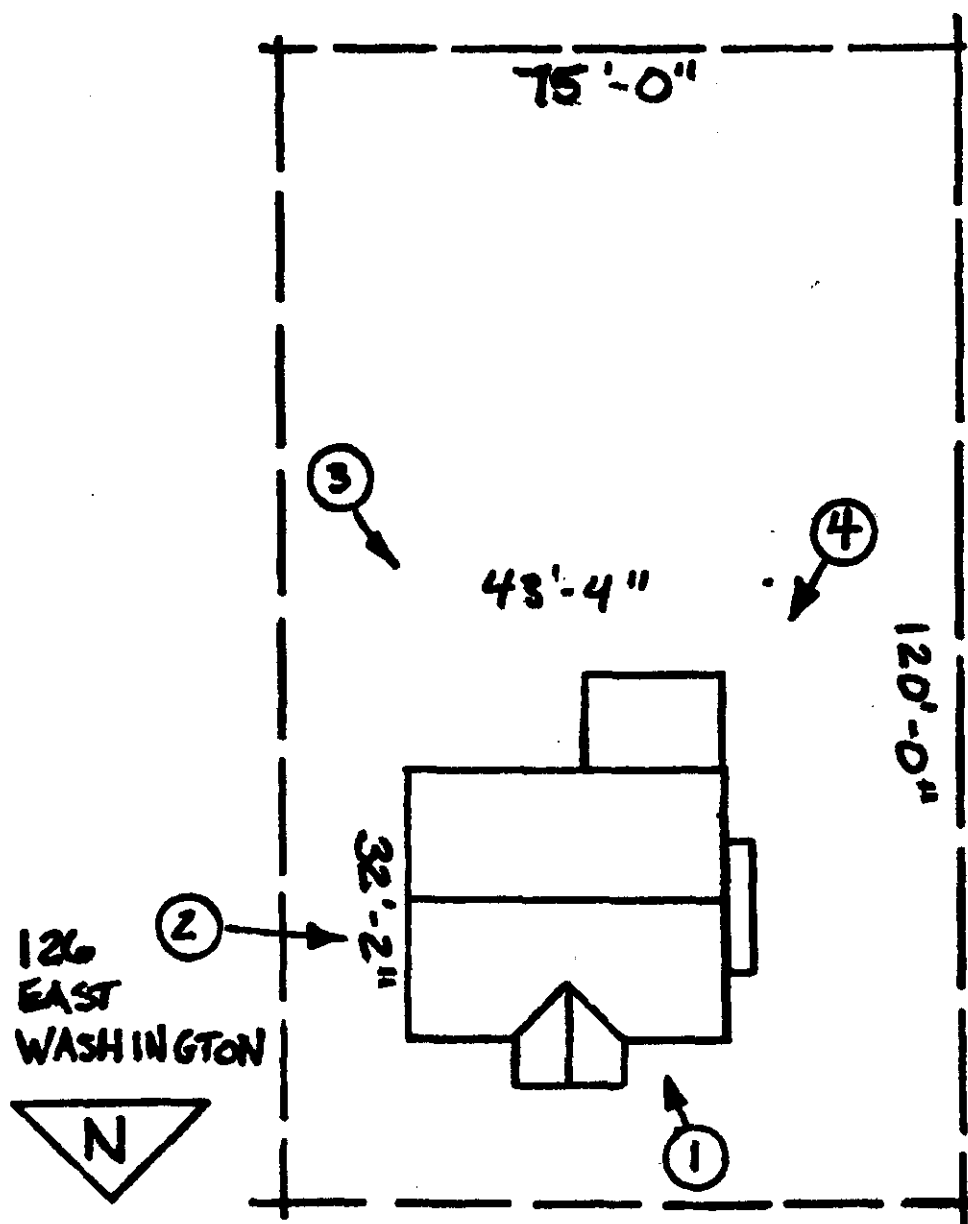
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Figure One. Site plan and photo key.



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**Halsey, Egbert W., Cottage
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

Summary: The Egbert W. Halsey Cottage is significant under Criterion C in the area of ARCHITECTURE. It is representative of the Folk Victorian Subtype of the Nineteenth Century Vernacular Houses property type. The combination of a modest vernacular form with limited Victorian era architectural detailing is typical of the Folk Victorian Subtype. The house meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri," and falls under the context "The Creation of Kirkwood, a Planned Railroad Suburb--1851-1864." The simple side-gabled frame cottage is distinguished by a small central front porch which features refined and highly intact Victorian style ornamentation. The jigsawn bargeboards along the porch roofline and the trefoil designs of the porch brackets are especially notable elements which reflect the influence of the Gothic Revival and Queen Anne movements in residential architecture. Constructed ca. 1864, the Halsey Cottage is one of the oldest houses left in the core of Kirkwood today. The house sits on land which was purchased by area real estate speculator and contractor Egbert Halsey in 1863, and was probably built soon after. The period of significance for the property corresponds with its construction date of ca. 1864. The house is in very good condition, inside and out, and it exhibits a high degree of integrity of location, design, materials, workmanship, and feeling.

ELABORATION: The Halsey cottage shares many characteristics with Kirkwood's earliest surviving vernacular residences. The simple vernacular house, which utilized readily available building materials and a modest rectangular form, is typical of the houses erected by Kirkwood's working class residents during the nineteenth century. The use of Victorian ornamentation on that vernacular form categorizes this house as an example of the Folk Victorian subtype. The restriction of such ornament mostly to the front porch is also typical of the subtype.

Egbert W. Halsey purchased the land associated with this house in 1863.¹ Halsey was a real estate speculator and building contractor, who was responsible for the construction of the first public school in Kirkwood in 1869.² Deed records show that he bought and sold a good deal of property in Kirkwood during the 1860s and 1870s. He was also active in social events in the community, and was a founding member of the all-male Mandolin Club, which was organized in Kirkwood in 1895.³

Halsey's original lot, which extended from Adams Avenue to Washington Avenue, contained

¹ St. Louis County Deed records, Book 283, p. 51.

² Dahl, June Wilkinson, A History of Kirkwood, Missouri: 1861-1965, (Kirkwood, MO.: The Kirkwood Historical Society, 1965) p. 131.

³ Dahl, p. 161.

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this cottage, another small house east of it, and his main residence, which was south of this one, facing Adams Street. The other two houses have since been demolished. Halsey's main house was by far the largest of those three. The 1878 atlas reveals that all three houses had been constructed by that date, and surviving photos of the large house on Adams show that it was probably close to the same age as this cottage. It appears, therefore, that this cottage was constructed as a secondary dwelling to that main residence, probably for servants or other working class citizens.

The simple pedimented interior trim and Gothic Revival flair to the ornamentations used on the porch of this cottage suggest a fairly early construction date. The construction date has thus been estimated to be ca. 1864, just after Halsey bought the property. The cottage remained in the Halsey family until 1903, when Egbert's widow, Emma Jane Halsey, sold it to Edwin (or Edward) J. Rode.⁴ Locally, the house is known as the Halsey-Rode House. The 1909 Atlas map of Kirkwood shows that all three houses were by then on separate parcels of land, each owned by a different person. This was still the Rode house at that time.

The Halsey Cottage appears today much as it did a century ago. It is a rare intact example of the Nineteenth Century Vernacular House property type, and an especially notable version of the Folk Victorian subtype. It is also significant for its association with the working class of Kirkwood, a group which is somewhat under-represented by surviving historic resources in Kirkwood. △

⁴ St. Louis County Deed Records, Book 142, p. 103.

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**Halsey, Egbert W., Cottage
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

BIBLIOGRAPHY

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Northwest Publishing Company. Plat Book of St. Louis County. Des Moines: IA, Northwest Publishing Company, 1909.

Pitzman, Julius. Atlas of St. Louis City and County, 1878. Philadelphia: A. B. Holcombe and Co., 1878.

Sanborn Fire Insurance Company, Map of Kirkwood, 1926.

St. Louis County Deed Records. Recorder of Deeds Office, Clayton, MO.

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Section number 10. photographs Page 7

**Halsey, Egbert W., Cottage
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

Verbal Boundary Description

A tract in Block 11 of the town of Kirkwood in St. Louis County, Missouri and described: Beginning at a point in the South line of Washington Avenue, distant 225 feet West of the West line of Taylor Avenue; thence South and parallel to the West line of Taylor Avenue, 120 feet; thence West and parallel to the South line of Washington Avenue, 75 feet to a point in the East line of Kirkwood School property; thence North on the East line of said School property which is parallel to the West line of Taylor Avenue, 120 feet to a point in the South line of Washington Avenue; thence East on the South line of Washington Avenue, 75 feet to the point of beginning, having a total acreage of 0.206 acres.

Boundary Justification

The current boundaries encompass all of the land currently associated with the house.

Photographs

The following information is the same for all photographs:

Halsey, Egbert W., Cottage

126 E. Washington

Kirkwood, St. Louis County, MO

1,2,5, 6 taken by Debbie Sheals, 406 West Broadway, Columbia, MO 65203; date: 2002

3-4, taken by Linda Stockmann, 139 South Kirkwood Rd, Kirkwood, MO, 63122; date: 1990

(The house was field checked in 2002 to ensure the 1990 photos are still accurate.)

Negatives are on file with the City of Kirkwood Dept of Planning and Development, 139 South Kirkwood Road, Kirkwood, MO 63122, 314-822-5808.

List of Photographs

See photo key for indication of camera angles.

1. Facade, north elevation.
2. East elevation.
3. Rear.
4. Rear, southwest corner.
5. Detail, front porch.
6. Front door, interior.

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**Halsey, Egbert W., Cottage
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

11. Form Prepared By

Name Linda Stockman
organization Kirkwood Landmark Commission date 1990
street & number 139 South Kirkwood Road telephone (314) 822-5808
city or town Kirkwood state Missouri zip code 63122

Name Deon K. Wolfenbarger
organization Three Gables Preservation date 1992
street & number 9550 N.E. Cookingham Drive telephone (816) 792-1275
city or town Kansas City state Missouri zip code 64157

Name Debbie Sheals
organization Independent Contractor date May, 2002
street & number 406 West Broadway telephone 573-874-3779
city or town Columbia state Missouri zip code 65203



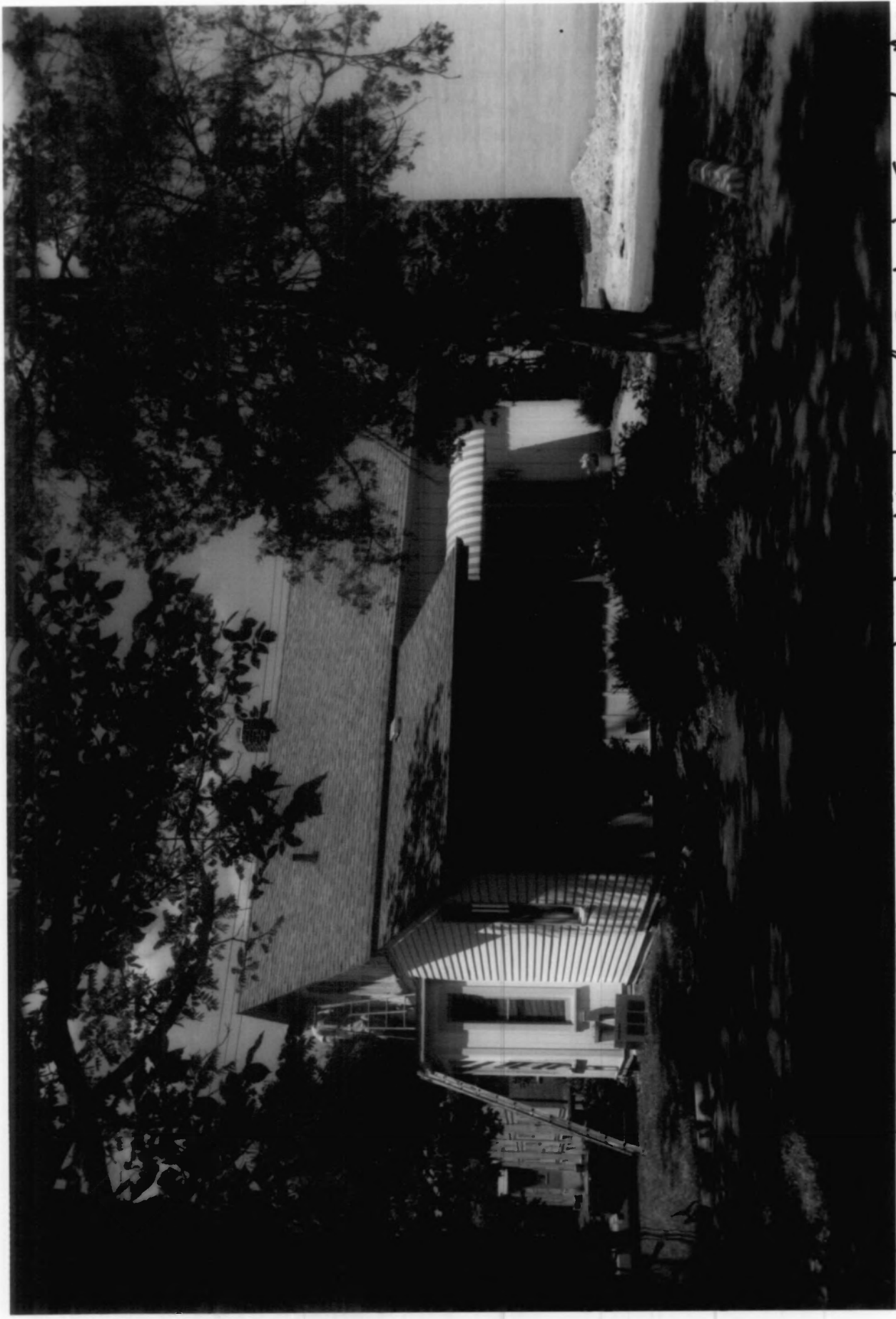
Halsey, Egert W., Cottage, 126 E. Washington, Kirkwood, St. Louis County, Mo.,
I.



Halsey, Egert W. Cottage, 126 E. Washington, Kirkwood, St. Louis County, Mo.
2.



Halsey, Egert W., Cottage, 126 E. Washington, Kirkwood, St. Louis County, Mo. 3.



Halsey, Egert W. Cottage, 126 E. Washington, Kirkwood, St Louis County, Mo. 4.

Photo

Missing

#5

4

#6